

# Regional Transit Oriented Development Program

## Policy Initiatives: Land Use Coordination in Process

The South Florida Regional Transportation Authority (SFRTA) is initiating an outreach program to assist local communities with maximizing their transit station areas development potential, in ways that are consistent with their community vision. Generally, Transit Oriented Development (TOD) is being encouraged. TOD is typified by:

- An urban design that creates pedestrian friendliness by careful placement of buildings, parking areas and roadway features;
- A mix of uses that ideally creates 18 hours of activity; and
- Planned interconnectivity with adjacent properties and the transit station.

## Initial Success: Joint Development Projects in Progress

The SFRTA has taken an active role in promoting these joint development projects, and additional projects are in the planning stages:

- Tri-Rail West Palm Beach Station
- Tri-Rail Boca Raton Station

## Future Plans: Land Use/Joint Development Coordination on Future Corridors

- Florida East Coast Corridor
- Central Broward East-West Connector
- Scripps Extension
- Kendall Extension

## Summary and Purpose

In the last decade, several significant development trends have emerged that will forever change the vitality and character of Florida's communities. The reinvestment of attention and public dollars into downtowns and urban cores, the market acceptance of urban "downtown" living, the rehabilitation of older urban neighborhoods, and the growing intolerance for traffic congestion and long commutes have all had a tremendous impact. Perhaps the most impressive trend is the realization that commuter and other forms of rail need to be taken seriously as a viable mode of transportation.

Through its development program, the South Florida Regional Transportation Authority (SFRTA) is seeking to increase ridership and shape land use patterns surrounding stations by promoting joint development, managing the SFRTA's real estate assets, and assisting communities to adopt transit-friendly development patterns commonly referred to as Transit Oriented Development.